

179.0

0005

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

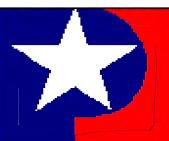
719,900 / 719,900

USE VALUE:

719,900 / 719,900

ASSESSED:

719,900 / 719,900



PROPERTY LOCATION

No	Alt No	Direction/Street/City
427		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BASTONI MARK L	
Owner 2:	
Owner 3:	

Street 1: 427 APPLETON STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 4,335 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1955, having primarily Clapboard Exterior and 1980 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4335		Sq. Ft.	Site		0	70.	1.27	6									385,036						385,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4335.000	334,900		385,000	719,900		121727
							GIS Ref
							GIS Ref
							Insp Date
							07/10/18

PREVIOUS ASSESSMENT								Parcel ID	179.0-0005-0001.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	334,900	0	4,335.	385,000	719,900	719,900	Year End Roll	12/18/2019
2019	101	FV	258,500	0	4,335.	379,500	638,000	638,000	Year End Roll	1/3/2019
2018	101	FV	258,500	0	4,335.	291,500	550,000	550,000	Year End Roll	12/20/2017
2017	101	FV	258,500	0	4,335.	275,000	533,500	533,500	Year End Roll	1/3/2017
2016	101	FV	258,500	0	4,335.	253,000	511,500	511,500	Year End	1/4/2016
2015	101	FV	252,200	0	4,335.	236,500	488,700	488,700	Year End Roll	12/11/2014
2014	101	FV	252,200	0	4,335.	217,800	470,000	470,000	Year End Roll	12/16/2013
2013	101	FV	252,200	0	4,335.	217,800	470,000	470,000		12/13/2012

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
BASTONI JEANNE	25762-225		10/26/1995			130,000	No	No	Y				

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
7/21/2003	586	New Wind	3,500						7/10/2018	MEAS&NOTICE	CC	Chris C					
10/23/2002	913	Manual	1,000					REBUILD STAIRS	1/13/2009	Meas/Inspect	163	PATRIOT					
10/27/2000	838	Add Bath	8,000	C				REDO KITCHEN-ADD 1	12/22/1999	Meas/Inspect	264	PATRIOT					
10/5/2000	839	Rep.Chim	1,000	C	11/16/2000				7/17/1993		EK						
2/17/2000	86	Alterati	15,000					RAISE ROOF									

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																										
Type: 6	- Colonial			Full Bath: 1	Rating: Good			OF=BMT SINK.																														
Sty Ht: 2A	- 2 Sty +Attic			A Bath: 1	Rating:																																	
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good																																	
Foundation: 1	- Concrete			A 3QBth: 1	Rating:																																	
Frame: 1	- Wood			1/2 Bath: 1	Rating: Good																																	
Prime Wall: 2	- Clapboard			A HBth: 1	Rating:																																	
Sec Wall: 1	%			OthrFix: 1	Rating: Average																																	
Roof Struct: 1	- Gable																																					
Roof Cover: 1	- Asphalt Shgl																																					
Color: GRAY																																						
View / Desir:																																						
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID				SKETCH																										
Grade: C	- Average			Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1			# Units: 1																										
Year Blt: 1955	Eff Yr Blt:			A Kits: 1	Rating:																																	
Alt LUC:	Alt %:			Frl: 1	Rating:																																	
Jurisdct: G4	Fact: .			WSFlue: 1	Rating:																																	
Const Mod:																																						
Lump Sum Adj:																																						
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN																										
Avg Ht/FL: STD				Location: 1				Exterior:	No Unit			RMS					BRS	FL																				
Prim Int Wall: 1	- Drywall			Total Units: 1				Interior:	1			7	3																									
Sec Int Wall: 1	%			Floor: 1				Additions:																														
Partition: T	- Typical			% Own: 1				Kitchen:																														
Prim Floors: 3	- Hardwood			Name: 1				Baths:																														
Sec Floors: 1	%			Total: 18.6				Plumbing:																														
Bsmt Flr: 12	- Concrete			CALC SUMMARY				Electric:																														
Subfloor:				<table border="1"> <tr><td>Basic \$ / SQ:</td><td>125.00</td></tr> <tr><td>Size Adj.:</td><td>1.35000002</td></tr> <tr><td>Const Adj.:</td><td>0.99989998</td></tr> <tr><td>Adj \$ / SQ:</td><td>168.733</td></tr> <tr><td>Other Features:</td><td>97500</td></tr> <tr><td>Grade Factor:</td><td>1.00</td></tr> <tr><td>NBHD Inf:</td><td>1.00000000</td></tr> <tr><td>NBHD Mod:</td><td></td></tr> <tr><td>LUC Factor:</td><td>1.00</td></tr> <tr><td>Adj Total:</td><td>411479</td></tr> <tr><td>Depreciation:</td><td>76535</td></tr> <tr><td>Depreciated Total:</td><td>334944</td></tr> </table>				Basic \$ / SQ:	125.00	Size Adj.:	1.35000002	Const Adj.:	0.99989998	Adj \$ / SQ:	168.733	Other Features:	97500	Grade Factor:	1.00	NBHD Inf:	1.00000000	NBHD Mod:		LUC Factor:	1.00	Adj Total:	411479	Depreciation:	76535	Depreciated Total:	334944	Heating:						
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Bsmt Gar: 1				<table border="1"> <tr><td>WtAv\$/SQ:</td><td>AvRate:</td><td>Ind.Val</td></tr> <tr><td>Juris. Factor:</td><td>1.00</td><td>Before Depr:</td><td>168.73</td></tr> <tr><td>Special Features:</td><td>0</td><td>Val/Su Net:</td><td>141.91</td></tr> <tr><td>Final Total:</td><td>334900</td><td>Val/Su SzAd:</td><td>232.57</td></tr> </table>				WtAv\$/SQ:	AvRate:	Ind.Val	Juris. Factor:	1.00	Before Depr:	168.73	Special Features:	0	Val/Su Net:	141.91	Final Total:	334900	Val/Su SzAd:	232.57	General:															
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Final Total:	334900	Val/Su SzAd:	232.57																																			
Electric: 3	- Typical																																					
Insulation: 2	- Typical																																					
Int vs Ext: S																																						
Heat Fuel: 2	- Gas																																					
Heat Type: 3	- Forced H/W																																					
# Heat Sys: 1																																						
% Heated: 100																																						
Solar HW: NO	Central Vac: NO																																					
% Com Wall:	% Sprinkled:																																					
MOBILE HOME				Make:				Model:				Serial #:				Year:	Color:																					
SPEC FEATURES/YARD ITEMS				PARCEL ID 179.0-0005-0001.0																																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																					
2	Frame Shed	D	Y	18X7	A	AV	1980		0.00	T	31.2	101																										
More: N	Total Yard Items:				Total Special Features:				Total:																													